

PLANNING AND ZONING COMMISSION  
Monday, September 14, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Dr. Konold, Mr. Vasko and Mr. Wynkoop. Mr. Wynkoop made a motion to excuse Ms. Solomon. Mr. Graber seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Vasko and Wynkoop  
          NAYS:  
                        Motion Carried.

Approval of Minutes

Dr. Konold made a motion to approve the minutes of the August 10, 2009 regular Commission meeting as presented. Mr. Vasko seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Vasko and Wynkoop  
          NAYS:  
                        Motion Carried.

Public Comment

Julie Cecutti, 17 West Mound Street, spoke on behalf of the residents on West Mound Street. The residents were unaware that five of the homes are zoning General Commercial. She had spoken to Council on this matter at their September 8, 2009 meeting and submitted to Council a petition from the residents of West Mound Street that these five properties (10, 16, 17, 22, 23 West Mound Street) be zoned residential. She is requesting that the zoning map be amended to restore these homes to residential zoning. The only property owner that she has not spoken to is the owner of the property at 16 West Mound Street.

Public Hearings

Item 1. Zoning Amendment #ZA-09-04 Property Owner Winchester Square, LLC and Applicant Jill Tangeman are requesting an amendment to the comprehensive development signage text for Winchester Square Shopping Center with regards to wall signage. Allan Neimayer, Planning & Zoning Administrator, gave the staff report. Jill Tangeman, representing Swan Cleaners, was present to answer questions from the Commission.

Ms. Tangeman explained their request and how it had changed from their last request that came before the Planning and Zoning Commission.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, does not see the point of approving this amendment. The existing signs are visible from the front of the building. He thinks it is ridiculous that they want more signage.

Mr. Vasko made a motion to close the public hearing. Mr. Knowlton seconded the motion.

VOTE: AYES: Konold, Vasko, Wynkoop, Christensen, Graber and Knowlton,  
NAYS:

Motion Carried.

Ms. Tangeman made an additional comment that there is not any more signage on the building. The proposed amendment is just changing the signage location.

The Commission continued with discussion about the location of the signage.

Mr. Wynkoop made a motion to recommend Application #ZA-09-04 to Council, as presented to just include Tenant Building A, east end unit. Mr. Vasko seconded the motion.

VOTE: AYES: Vasko, Wynkoop, Graber and Knowlton  
NAYS: Christensen and Konold

Motion Carried.

Item 2. Conditional Use #CU-09-01 Property Owner Sky Bank and Applicant John Burkemper for a property located at 6574 Winchester Boulevard, are requesting a Conditional Use Permit to allow for a Firestone Complete Auto Care service facility, which will service and sell automobile parts and tires. Mr. Neimayer gave the staff report. John Burkemper, representing Firestone Complete Auto Care, was present to answer questions from the Commission.

Mr. Burkemper presented his case to the Planning and Zoning Commission.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, does not think they will make enough money to stay in business. He does not think that it is a good use for that land.

Mr. Wynkoop made a motion to close the public hearing. Mr. Vasko seconded the motion.

VOTE: AYES: Wynkoop, Christensen, Graber, Knowlton, Konold and Vasko  
NAYS:

Motion Carried.

The Commission continued with a discussion about the proposed use and its location on this parcel. Mr. Christensen stated the Commission will take this application under advisement. A decision will be made at the October 12, 2009 regular meeting.

Pending Items – None.

#### Old Business

1. Discussion on the Small Wind Energy Systems draft regulations. The Commission discussed the clear fall zone. Mr. Christensen asked if the building codes have been checked into yet. Mr. Neimayer stated that he still needed to get with Gary Webb, Building Official.
2. Comments on the Future Land Use Map, Multi-Purpose Path Map and Thoroughfare Plan Update. Mr. Neimayer explained that he would like any comments from the Commission before October 12. These three items will be forwarded to Council for adoption. Safety

regarding the multi-purpose path traffic at Gender Road and Winchester Boulevard was discussed. Mr. Neimayer stated with the donation of floodway lands along Tussing Ditch between Gender Road and West Waterloo Street, a new path could be constructed that would redirect pedestrians away from the Gender Road/Winchester Boulevard intersection.

Amending the Agenda

Mr. Wynkoop made a motion to amend the agenda to add two items to tonight agenda. Mr. Knowlton seconded the motion.

VOTE:     AYES:       Christensen, Graber, Knowlton, Konold, Vasko and Wynkoop  
          NAYS:  
                  Motion Carried.

Amended Item #1.

220 Washington Street. Mr. Neimayer explained that the owners would like to build a new house and tear down the old house after the new one is complete. The Zoning Code does not allow two residential homes on the same lot. A variance would be needed to allow this. A condition should require the owners to remove the existing house within a specified time period of the new house being completed.

Another issue involves the lot itself. The south common lot line is the boundary of the Preservation Area. The owners would prefer not to be in the Preservation Area. Mr. Graber asked what the other building is on the lot. Mr. Neimayer said it is a pole barn type garage. Discussion followed on the setback of the new house in relation to existing homes in the area. The Commission discussed other properties in Canal Winchester that have done this same process.

Amended Item #2

Grace Bible Church. Mr. Neimayer explained that because fund raising was less than anticipated, the church needs to break the expansion project up into two phases. Mr. Neimayer referred to an updated drawing and a September 9, 2009 letter from Darrel Rohrer, architect, explaining the work to be done in each phase. Mr. Neimayer explained the Commission needs to approve the expansion project to be done in two phases.

Mr. Graber made a motion to amend the SPD-09-02 per tonight's presentation. Dr. Konold seconded the motion.

VOTE:     AYES:       Graber, Knowlton, Konold, Vasko, Wynkoop and Christensen  
          NAYS:  
                  Motion Carried.

Planning and Zoning Administrator's Report

1. Mr. Neimayer reminded Mr. Wynkoop and Mr. Vasko about the amendments of the Preservation Guidelines. This will be on the October 12 agenda for a recommendation to Council.
2. A follow up from the Committee of the Whole meeting, in regards to the multi-family rezoning. A draft zoning text was prepared for Bob Wood's property south of Wal-Mart, which follows the zoning language he already has. Mr. Neimayer also put together a draft zoning text for Scott Thompson's property behind Bolenbaughs. These two drafts were sent to the Mayor, Mr. Hollins and Mr. Strayer for review before sending them to the respective owner.

New Business – None.

Mr. Vasko stated that Ms. Cecutti brought up the zoning on West Mound Street and asked what the next step in the process is. Can the Planning and Zoning Commission initiate an ordinance to change the Zoning Map? Mr. Neimayer stated a zoning map amendment can be initiated with a motion by the Planning and Zoning Commission can or the filing of an application by the property owners. Mr. Vasko suggested that the Planning and Zoning Commission consider proposing an ordinance to change the zoning. He suggested that the homes on the corner of Mound Street and High Street remain General Commercial but one house on each side be changed to residential.

Mr. Vasko made a motion that the Planning and Zoning Commission start the process to amend the Zoning map as it applies to West Mound Street, starting immediately west of the two properties on West Mound that abut North High Street and going west. The intent is to have the entire West Mound Street zoned R-3 and not GC. Mr. Wynkoop seconded the motion.

VOTE:     AYES:       Knowlton, Konold, Vasko, Wynkoop, Christensen and Graber  
          NAYS:  
                        Motion Carried.

Adjourn to Executive Session

Mr. Vasko made a motion to go into executive session to consider a quasi-judicial matter. Mr. Knowlton seconded the motion.

VOTE:     AYES:       Konold, Vasko, Wynkoop, Christensen, Graber and Knowlton  
          NAYS:  
                        Motion Carried.

Time Out: 8:41 p.m.

Time In: 8:52 p.m.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Knowlton seconded the motion.

VOTE:     AYES:       Konold, Vasko, Wynkoop, Christensen, Graber and Knowlton  
          NAYS:  
                        Motion Carried.

Time Out: 8:53 p.m.

Date \_\_\_\_\_

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Bill Christensen, Chairman

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Jeff Graber, Secretary

NOTE: The minutes set forth herein are an extract of the Planning and Zoning Commission meeting. Anyone desiring a transcript of the complete minutes of the Planning and Zoning Commission meeting may obtain the same at a cost of \$10.00 per page.